

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Town Hall
Conference Room B**

Tuesday, December 16, 2014

MINUTES

Members: Paul Aho, Sondra Astor-Stave, Steve Bacon, Laurie Best (via Skype), Jon Hand, Peter Millman, Gregory Padick, Karin Randolph

Staff: Cynthia van Zelm

Guests: Will Quintanilla, Project Manager at Humphreys & Partners Architects; Bill Kerensky, LeylandAlliance

**Note: Laurie Best was able to hear the Committee through Skype but the Committee was not able to hear her. Some correspondence was done during the meeting through typing.*

1. Call to Order

Steve Bacon called the meeting to order at 5:05 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from November 18, 2014

Sondra Astor-Stave moved to approve the November 18, 2014 minutes. Greg Padick seconded the motion. Laurie Best and Peter Millman abstained. The motion was approved with the two abstentions.

4. Review of Preliminary DRAFT Storrs Center Sustainability Guidelines for Phase 2

Mr. Bacon introduced Will Quintanilla who is the project manager for Humphreys & Partners Architects, and Bill Kerensky from LeylandAlliance. Mr. Quintanilla said he comes to the project site monthly from Dallas.

Mr. Bacon asked Mr. Quintanilla to review the Sustainability Guidelines checklist for Phase 2, noting where Phase 2 work may deviate from the Guidelines and where the work may go beyond the Guidelines.

Mr. Quintanilla said that Humphreys wanted to maintain most of the design elements from Phase 1.

Mr. Bacon asked Mr. Quintanilla when construction was scheduled to be complete. Mr. Quintanilla said he expected the residential component to be completed in July. Bill Kerensky said the commercial spaces may lag behind depending on how many leases are signed.

Mr. Quintanilla said the light fixtures on the streets are the same as those in Phase 1 (LED and zero cutoff). Cynthia van Zelm noted that the lights were grant funded by a grant to the Town of Mansfield.

Mr. Quintanilla said the surface lot is permeable pavement.

They are using native plants with no irrigation required.

Greg Padick asked if any alternative energy sources were considered such as geothermal. Mr. Bacon said he recalled that in Phase 1, the developer and BL Companies considered geothermal but it was too expensive as was solar – for the amount of return. Mr. Kerensky said that solar would be difficult to do with all the fan units on the roof of the buildings.

As a side note, Mr. Bacon said that the parking garage was built to allow for solar installation if funding becomes available. Ms. van Zelm said the Town had applied for a grant for this effort but was not successful.

Mr. Quintanilla clarified that Humphreys has not designed a white roof. They are not as much of an advantage in a cold weather climate.

Mr. Padick asked if the toilet fixtures were different between the residential and commercial space. Mr. Kerensky said generally the same guidelines with respect to fixtures will be followed in the commercial space as in the residential space.

Karin Randolph asked if low flow showers had less power. Mr. Quintanilla replied that the pressure should still be strong.

Ms. van Zelm will follow-up with Jason Coite at UConn about how much water is being used at Storrs Center compared to the allotted amount of gallons per day. Ms. van Zelm and members of the Committee have heard a few times that the water being used is lower than predicted.

Mr. Quintanilla handed Ms. van Zelm the checklist on energy conservation in the Guidelines and referred to the highlighted items where they have made comments.

Mr. Quintanilla said that there will be commissioning done for the HVAC system. Mr. Kerensky explained that an independent contractor will check to see if the HVAC system is operating correctly. They will work closely to review the system with the Town's Director of Buildings, and Fire Marshal.

Mr. Quintanilla said that they pride themselves on air tight buildings.

Ms. Randolph asked if ranges vent to the outside and Mr. Quintanilla replied in the affirmative.

Mr. Quintanilla said that no radon testing was being planned. The Committee expressed concern about this given the results of radon testing performed in the former UConn Publications building before it was demolished.

The Committee asked Mr. Kerensky to follow-up with his colleagues at Leyland and EdR to determine if radon testing was done in the Phase 1 buildings, and if so, would Leyland/EdR consider those results a basis for installing piping in Phase 2? Or would Leyland/EdR consider going directly to mitigation piping for Phase 2? He will get back to Ms. van Zelm on the response.

In the meantime, Mr. Quintanilla will revise his comment on page 40 to indicate that the radon testing that was done in Phase 1 was done on the buildings that were in the prior Phase 1 footprint.

Mr. Quintanilla said that Centerplan will put together an indoor air management plan.

The same products such as carpet are being used in Phase 2 as in Phase 1.

Mr. Quintanilla thought that they will want to use the same green housekeeping products as used in Phase 1. Mr. Kerensky clarified that these would only be used for the common areas and not the individual apartments. Ms. van Zelm will check with Katie DeLany, the Oaks community manager, on what cleaning products are being used.

Mr. Kerensky said a dual use compacter for trash and recycling will be used between buildings TS-3 and VS-2. There will be a dumpster behind building VS-10. There will be dual use compacter that will serve building VS-8-9. There is a dual use compacter that will serve buildings VS-5 and VS-6 *(updated from a conversation between Ms. van Zelm and Michele Tompkins with LeylandAlliance on Dec. 22, 2014).*

Mr. Bacon asked if Ginny Walton, the Town's Recycling Coordinator, works with the businesses on their individual spaces re: recycling. Mr. Kerensky and Ms. van Zelm said that Ms. Walton does work with the businesses. The key is to give Ms. Walton contacts for the businesses as soon as possible so she can set up a system with them.

Mr. Kerensky said that 85 percent of the material in the residential spaces is being recycled.

Mr. Quintanilla said the project goal is for 80 percent of construction waste to be recycled; they are at 85 percent currently.

He said that general contractor Centerplan is keeping track of recycled content and how much is being regionally manufactured. Mr. Kerensky noted that the rock being blasted is being used for sub-base material. He thinks that Phase 2 will attain the 30 percent goal.

5. Storrs Center Update

Mr. Kerensky said a local contractor will start work on the Hair Cuttery space and the plan is to deliver the space to the Hair Cuttery by the end of January.

He said that the framing has started on Educational Playcare.

Mr. Kerensky and Mr. Quintanilla left the meeting.

Ms. van Zelm will work with Mr. Bacon on a follow-up e-mail to the Educational Playcare construction team and its owner on coming back to the Committee to update the Committee on its adherence to the Sustainability Guidelines.

Ms. van Zelm said that bids are due back on the Town Square stage roof and light pylons by January 8.

She said she is also working with Town staff on ordinances for the Town Square and public spaces downtown. She explained that there is an on-going issue with skateboarders and scooters on the Town Square and surrounding sidewalks. Mr. Padick suggested following the policies that UConn has established for scooters.

Mr. Bacon asked about the status of the work near the Post Office including plantings along the wall near the parking lot and finishing the surfacing of the parking lot. Ms. van Zelm said she thought this would be undertaken by the Town with Leyland's assistance in the spring. Mr. Bacon said it was important that this work remain on the radar screen to be done soon.

Committee members suggested bike racks be located in front of CVS.

Mr. Bacon and Mr. Millman left the meeting before Ms. van Zelm gave an update on Main Street Homes. She noted that Mr. Millman works as a realtor for Weichert Realtors that are selling the Storrs Center Main Street Homes. He is recusing himself on any discussion on Main Street Homes.

Ms. van Zelm said there have been some signed contracts.

6. Adjourn

Mr. Padick made a motion to adjourn. Jon Hand seconded the motion. The motion was approved and the meeting adjourned at 6:45 pm.

Minutes prepared by Cynthia van Zelm